

Thakubai Maruti Patil and 5 others have executed Development Agreement dated November 16, 2006 in favour of Developers in respect of their undivided share in the Eleventh Property. Simultaneously, with the execution of Development Agreement, Thakubai Maruti Patil and 5 others have executed Power of Attorney dated November 16, 2006 in favour of Developers.

Soma Jana Patil, Bhaskar Jana Patil and Janardan Jana Patil and their family members have executed Development Agreement dated December 15, 2006 in favour of Developers in respect of their undivided share in the Eleventh Property. Simultaneously, with the execution of Development Agreement, Soma Jana Patil, Bhaskar Jana Patil and Janardan Jana Patil and their family members have executed Power of Attorney dated December 15, 2006 in favour of Developers.

Confirmation Deed:

Gajanan Kamlya Patil, Smt. Thakubai Maruti Patil, Soma Jana Patil and others through their constituted Attorney Mr. Mohan Shinde have confirmed the abovementioned Development Agreements in respect of Eleventh Property by executing Confirmation Deed dated October 14, 2011 in favour of Developers, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN5/9324/2011.

II] Antecedents Title Deeds:

a. Conveyance Deed:

Asha Hira Bhoir and Savita Hira Bhoir alias Savita Naresh Patil have conveyed and transferred Seventh Property in favour of Mrs. Hansa Ashok Mistry by executing Deed of Conveyance dated February 06, 2010, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. 1862/2010.

b. Conveyance Deed:



Hira Tulshiram Bhoir have conveyed and transferred the Eighth Property in favour of Mr. Datta Dama Mukadam by executing registered Sale Deed dated May 09, 1989.

6. IN RESPECT OF VARIOUS PERMISSIONS AND SANCTIONS:

I In respect of permission for Non-Agricultural use:

- a. The Hon'ble Collector of Thane has passed order-bearing no. MAHSUL/K1/TE-1/NAP/SR 100/2005 dated September 20, 2005 and thereby permitted non-agricultural use of First Property, Second Property and Third Property for the terms and conditions mentioned therein.
- b. Collector of Thane passed orders bearing number MAHSUL/K1/Te-1/NAP/SR 104/2010 dated September 01, 2010 and MAHSUL/K1/TE-1/NAP/SR 125/2010 dated February 28, 2011 and thereby permitted non-agricultural use of Fourth Property, Fifth Property and Sixth Property for the terms and conditions mentioned therein.

II In respect of permission U/s 8(4) of ULC Act:

- a) The Competent Authority, Thane Urban Agglomeration has passed order under section 8(4) of ULC Act and thereby declared the portion admeasuring 2460 square meters from and out of Fourth Property as excess land. Pursuant to the application for sanction of scheme, Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1826 dated October 18, 2007.
- b) The Competent Authority Thane Urban Agglomeration has passed order under section 8(4) of ULC Act and thereby declared the portion admeasuring 508 square meters from and out of Fifth Property as excess land. Pursuant to the application for sanction of scheme,

Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1826 dated October 18, 2007.

- c) The Competent Authority Thane Urban Agglomeration has passed order under section 8(4) of ULC Act and thereby declared the portion admeasuring 2460 square meters from and out of Sixth Property as excess land. Pursuant to the application for sanction of scheme, Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1826 dated October 18, 2007.
- d) The Competent Authority Thane Urban Agglomeration has passed order under section 8(4) of ULC Act and thereby declared the portion admeasuring 588 square meters from and out of Eighth Property as excess land. Pursuant to the application for sanction of scheme, Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1804 dated July 02, 2007.

III Development Permission and Commencement Certificate:

Thane Municipal Corporation has granted Development Permission/Commencement Certificate under VP No. 2004/36 TMC/TDD/1184 on June 25, 2004 and subsequently Thane Municipal Corporation granted revised permission and commencement certificates from time to time in the following manner:

Date	Certificate No.	Details of Permissions
June 25, 2004	V.P.No.2004/36/TMC /TDD/1184	For proposed residential complex
September 06, 2004	V.P.No.2004/36/TMC /TDD/2286	For proposed residential complex: Ground + First Floor only.



June 24, 2005	V.P.No.2004/36/TMC /TDD/1234	For proposed residential complex: Ground + First Floor only.
June 07, 2010	V.P.No.2004/36/TMC /TDD/147	Building nos. S1, S2 and S3 consisting of stilt + 19 th floors along with R.G. at podium level with parking below. Twin Bungalows viz. 16 Nos. of A1 Type, 12 Nos. of A2 Type and 10 Nos. of B1 Type, Single Bungalows viz. 2 Nos. of C1 Type consisting of Ground + 1 st Floor.
December 05, 2013	V.P.No.2004/36/TMC /TDD/213	Building nos. S1 and S2 consisting of stilt + 30 th floors along with Club House on podium + Ground + 1 st Floor. Twin Bungalows viz. A2 Type (81 & 82) consisting of Ground + 1 st Floor, A3 Type (48, 49, 86 & 87) consisting of Ground + 4 th Floor Single Bungalows viz. C1 Type (43 & 44) and C2 type (45) consisting of Ground + 1 st Floor.
October 09, 2014	V.P.No.2004/36/TMC /TDD/142	Building nos. S3 and S4 consisting of stilt + 21 floors + 22 nd floor (part).
July 02, 2015	V.P.No.2004/36/TMC /TDD/56	Building nos. S1 & S2 consisting of stilt + 30 th floors, building nos. S3 & S4 consisting of stilt + 18 th floors + 19 th Floor (part) along with Club House on podium + Ground + 1 st Floor. Twin Bungalows viz. A2 Type (41 & 42) consisting of Ground + 1 st Floor, A3 Type (46, 47, 48 & 49) consisting of Ground + 4 th Floor

		Single Bungalows viz. C1 Type (43 & 44) and C2 type (45) consisting of Ground + 1 st Floor.
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7. IN RESPECT OF LITIGATION:

a. Tenancy Revision Application No. L-565/2016

- Laxman Hasha Thakur filed Tenancy case No. 32 G/Owale/309-88 in the Court of Additional Tahsildar and Agricultural Land Tribunal, Thane against Namdev Ambo Bhoir.
- In pursuance of the said Application, Agricultural Land Tribunal set aside earlier order u/s 32 G of MTAL Act and declared Laxman Hasha Thakur as tenant with respect to fifth property and thereby Mutation Entry no. 2041 was certified in the record of rights thereof. Thereafter the Sub-Divisional officer, Thane suo-moto conducted Revision appeal in the Tenancy Revision No. 28/91. In the said revision the Sub-divisional officer, Thane set aside the order dated October 30, 1988 passed by Additional Tahasildar and Agricultural Land Tribunal.
- Being aggrieved with the order of Sub-Divisional Officer, Thane, and Mr. Laxman Hasha Thakur filed Revision Application no. 565/2016
- The Developer has informed us that, Maharashtra Revenue Tribunal by its order dated October 13, 2017, dismissed the revision for default and further informed that, the Developer and the owner Mr. Laxman Hasha Thakur are in the process of filing Appeal in High Court of Bombay.

b. R.T.S Appeal no. 149/2016

- Laxman Hasha Thakur has filed R.T.S. Appeal No. 151/2016 against the order passed by Additional Tahasildar and Agricultural Land Tribunal, Thane in complaint case no. 79/2015 dated



06/05/2015 and the said Appeal has been rejected by Sub-Divisional Officer Thane dated 10/10/2016.

- Being aggrieved with the order of Sub-Divisional Officer, Thane, Mr. Laxman Hasha Thakur filed RTS appeal no. 149/2016 in which the Additional Collector, Thane has passed "stay order" maintaining status-quo with respect to record of rights of Fifth Property.

c. Writ Petition No. 4320/2017

Sahadev Gopal Bhoir and others filed Writ Petition against the Additional Collector and others.

d. Special Civil Suit No. 641/2017

Naresh Trimbak Thakur filed civil suit against the Developers and others. In the said matter the application under Exh. 5 is allowed.

e. Order of Thane Municipal Corporation

The Thane Municipal Corporation by its order dated August 02, 2016 reduced the permission to construct 31st floor to 27th floor with respect to building no. S1 and S2.

f. Complaint to Maharashtra Real Estate Regulatory Authority

Application no. RE A51800023515

Sahadev Gopal Bhoir and anr filed complaint to maharera which is pending in the said court.

8. PAPER NOTICE:

As a part of due diligence Adv. Y. S. Duduskar had caused to be published Paper Notice inviting claims on July 02, 2014 in respect of Said Entire Property in local Marathi newspaper namely Thane Vaibhav and no objection is received in respect of above mentioned public notice.